



NATIONAL LOW INCOME HOUSING COALITION

NATIONAL LOW INCOME HOUSING COALITION 2015-2016 PUBLIC POLICY AGENDA Adopted November 16, 2014

NLIHC supports all federal policy initiatives that advance our mission and our goals.

Our mission is:

NLIHC is dedicated solely to achieving socially just public policy that assures people with the lowest incomes in the United States have affordable and decent homes.

Our three goals are:

Goal 1: To preserve existing federally assisted homes and housing resources.

- There will be no further loss of federally assisted affordable housing units or federal resources for affordable housing or access to housing by extremely low income people.

Goal 2: To expand the supply of low income housing.

- The federal government will increase its investment in housing in order to produce, rehabilitate, and/or subsidize at least 3,500,000 units of housing that is affordable and accessible to the lowest income households in the next ten years.

Goal 3: To establish housing stability as the primary purpose of federal low income housing policy.

- Housing stability in the neighborhood of one's choice will be understood and accepted as the desired outcome of federal low income housing programs and as foundational to good health, employment, educational achievement, and child well-being for people with the lowest incomes.

In the 114th Congress, NLIHC will focus on achieving the policy outcomes detailed below. NLIHC will also monitor the federal policy environment and respond to emerging issues as needed.

National Housing Trust Fund (NHTF)

- Obtain funding for the NHTF of at least \$5 billion a year, with a goal of \$30 billion a year for 10 years.
- Advance legislation to fund the NHTF with savings gained from reform of the Mortgage Interest Deduction (MID).
- Monitor and influence federal housing finance reform legislation to:
 - (1) ensure that dedicated funding for NHTF is in the final bill at the level provided for in the Johnson-Crapo bill at the very least.
 - (2) protect the statutory authority for the NHTF.
- Advocate for Federal Housing Finance Agency to lift suspension of obligation of Fannie Mae and Freddie Mac to fund NHTF and Capital Magnet Fund at the level that would have been provided if the suspension had been lifted in the first quarter of 2012.
- Monitor and influence implementation of NHTF once suspension is lifted. Determine need, if any, for legislative or regulatory action to improve implementation.

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Federal Tax Reform

- Advance legislation to fund the NHTF with savings gained from reform of the Mortgage Interest Deduction (MID); advocate for reform that lowers the cap to \$500,000 and converts the deduction to a credit; support other tax reform proposals that would fund NHTF at goal of \$30 billion a year for 10 years.
- Monitor and influence all proposals to change MID or other homeowner tax subsidies to assure that maximum savings are directed to housing purposes that benefit ELI households.
- Support tax reform proposals that improve the economic conditions of low income people and reduce income inequality.
- Oppose deficit reduction plans that are not balanced with revenue raisers.
- Oppose adverse changes to federal tax expenditures that benefit low income people, including the low income housing tax credit program, the earned income tax credit, and the child tax credit.

Federal Budget

- Support canceling sequestration and replacing it with a deficit reduction plan that will protect all affordable housing and other programs that serve low income people.
- Oppose sequestration replacement plans that are not balanced with increased revenues or that implement across-the-board or other cuts to non-defense discretionary and mandatory programs serving low income households.
- Advocate for an FY 15 appropriations bill at the highest funding level. Ensure that the bill provides sufficient funding to preserve all existing affordable housing units, rental assistance, and resources for extremely low income households.
- Advocate for a sufficient nondefense discretionary level in the FY16 budget resolution to provide for HUD and RHS in FY16.
- Advocate for the highest level of FY16 funding for HUD and RHS, ensuring sufficient funding to preserve all existing affordable low income housing units, rental assistance, and resources for extremely low income households.
- Advocate for homeless assistance funding at level necessary to end “chronic homelessness.”
- Advocate to restore HOME funding to \$2 billion.
- Advocate for sufficient funding for U.S. Census, including the American Community Survey.

Aligning Federal Housing Resources with Need

- Advocate for a third option for Low Income Housing Tax Credit developers, to allow a project to serve households with incomes that average 60% AMI as long as at least 30% of units serve households below 30% of area median income.
- Advocate for a 30% basis boost to properties that choose for this income averaging option.

Housing Choice Vouchers

- Advocate for increased funding for the housing choice voucher program to restore vouchers lost because of the 2013 sequester.
- Advocate for full funding for all current vouchers in FY16 HUD budget and to increase VASH, FUP, and NED vouchers.
- Advance the next iteration of voucher reform legislation, without:
(1) time limits,

- (2) MTW expansion beyond what is in 2012 stakeholder agreement, and
- (3) minimum rent increases without strong improvements to hardship exemptions.
- Support legislation or regulation to incentivize state and regional voucher administration.
- Monitor Small Area Fair Market Rent demonstration; seek additional resources so as to encourage PHA participation in demonstration.

Preservation of Public and Assisted Housing

- Advocate for sufficient funding to meet annual public housing operating and capital costs, as well as increased funding to address backlog of public housing capital needs.
- Advocate for full funding of existing project based rental assistance contracts.
- Monitor the Rental Assistance Demonstration to assure compliance with tenant protections and maintaining public ownership of public housing. Ensure full resident participation for all residents, including those with project-based vouchers.
- Advance regulatory reform or administrative action to assure that all public housing redevelopment must provide:
 - (1) one-for-one replacement,
 - (2) right to return of residents,
 - (3) full and ongoing resident participation, with resources for such participation, and
 - (4) public ownership of housing and land.
- Oppose expansion of MTW beyond what is in the 2012 stakeholder agreement.
- Protect resident participation funds.
- For project-based rental assistance, advance legislative or regulatory reform that includes:
 - 1) a required unique identifier for each federally assisted housing property, includes public housing,
 - 2) establishment of a national preservation inventory,
 - 3) full resident participation, enhanced voucher protections, and resident first right to purchase their buildings,
 - 4) alternatives to converting to market rate for properties with expiring contracts or maturing mortgages,
 - 5) tools and resources for residents and advocates to work on preservation of public and assisted housing,
 - 6) prohibition of involuntary displacement, and
 - 7) one-for-one replacement when demolition is unavoidable.

Planning for Just Communities

- Monitor and influence the implementation of final regulations to Affirmatively Further Fair Housing, including intersection with NHTF implementation.
- Develop and advance alternative model for determining Fair Market Rents in rural areas, including analysis of using rent reasonableness, rent comparability studies conducted for other federal or state programs, and/or HUD Secretary discretion to approve alternates.
- Monitor and influence improvements to the Consolidated Plan process, including attention to environmental justice implications.
- Support legislation or regulation to incentivize state and regional voucher administration.
- Support legislation and/or administrative reforms to prohibit involuntary displacement.

Foreclosure Intervention

- Advance legislation to make permanent the Protecting Tenants in Foreclosure Act (PTFA), to give tenants a private right of action, and to require monitoring and enforcement by federal agencies.

- Monitor and influence implementation of PTFA by federal agencies and GSEs.

Housing Plus Services

- Support legislative and regulatory action to improve the Section 3 program.
- Monitor use of service funds to assure they are well-connected to mainstream housing resources.
- Support partners' work on implementation of HEARTH Act.
- Support partners' work on implementation of Section 811 and Section 202 legislation.
- Support partners' work to improve formula for distribution of HOPWA funds.